

**CONSUMER MORTGAGE PROTECTION ACT (EXCERPT)**  
**Act 660 of 2002**

\*\*\*\*\* 445.1637 PLEASE SEE THE COMPILER'S NOTE REGARDING CONTACT INFORMATION \*\*\*\*\*  
\*\*\*\*\* 445.1637 THIS SECTION IS REPEALED BY ACT 44 OF 2016 EFFECTIVE JUNE 13, 2016 \*\*\*\*\*

**445.1637 Credit counseling; notice.**

Sec. 7. At the time a person applies for a mortgage loan, the lender shall provide the applicant the following written notice regarding the value of receiving credit counseling before taking out a mortgage loan and a list of the nearest available HUD-approved credit counseling agencies:

**“CONSUMER CAUTION AND HOME OWNERSHIP COUNSELING NOTICE**

If you obtain this loan, the lender will have a mortgage on your home. You could lose your home, and all money you have invested in it, if you do not meet your obligations under the loan, including making all your payments.

Mortgage loans rates and closing costs and fees vary based on many factors, including your particular credit and financial circumstances, your earnings history, the loan-to-value requested, and the type of property that will secure your loan. Higher rates and fees may be applicable depending on the individual circumstances of a particular consumer's application.

You should shop around and compare loan rates and fees. This particular loan may have a higher rate and total points and fees than other mortgage loans. You should consider consulting a qualified independent credit counselor or other experienced financial adviser regarding the rate, fees, and provisions of this mortgage loan before you proceed. For information on contacting a qualified credit counselor, ask your lender or call the United States Department of Housing and Urban Development's counseling hotline at 1-888-466-3487 for a list of counselors.

You are not required to complete any loan agreement merely because you have received these disclosures or have signed a loan application. If you proceed with this mortgage loan, you should also remember that you may face serious financial risks if you use this loan to pay off credit card debts and other debts in connection with this transaction and then subsequently incur significant new credit card charges or other debts.

Property taxes and homeowner's insurance are your responsibility. Not all lenders provide escrow services for these payments. You should ask your lender about these services.

Your payments on existing debts contribute to your credit ratings. You should not accept any advice to ignore your regular payments to your existing creditors.”

**History:** 2002, Act 660, Imd. Eff. Dec. 23, 2002.

**Compiler's note:** The counseling hotline telephone number for the United States Department of Housing and Urban Development cited in this section is evidently incorrect. Contact information may be found at the HUD website: [www.hud.gov](http://www.hud.gov).